

From: Amanda Scholes on behalf of Planning.Responses
Sent: 12 January 2022 08:05
To: Planning Scanning
Subject: FW: A/235/21/DOC - Land off Arundel Road, Angmering

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Michael Eastham
Sent: 11 January 2022 15:24
To: Planning.Responses
Subject: FW: A/235/21/DOC - Land off Arundel Road, Angmering

Please upload onto Ocella the email below which is a consultation response from **ADC Environmental Health** to discharge of condition application **A/235/21/DOC**.

Thanks,

Michael

From: Carol Reynolds
Sent: 11 January 2022 15:16
To: Joe Russell-Wells; Michael Eastham
Cc: Sue Howell; Mark Warwick; Roger Spencer; Robin Wickham; Claire Potts
Subject: RE: A/235/21/DOC - Land off Arundel Road, Angmering

Dear Michael,

I refer to The Design Code Masterplans, November 2021 and January 2022 prepared to allow discharge of Condition 5, A/207/21/PL. Also, the applicant's note (paragraph 3.2 page 23, November 2021) that 'the land use and design framework plans were prepared to demonstrate what could be achieved and must be recognised as provisional in the absence of technical constraints being further established and technical design being considered on the basis of these.'

The Design Codes reference the National Design Guides where sources of noise are expected to be considered in respect of the **Context**, in which development may take place. Arundel Road alone, is highlighted as a potential source of noise detriment (Paragraph 2.2) whereas the proposed commercial area, including the access road thereto (9 new houses to be built north of here under a separate planning application) and sports pitches (which may also be a source of light detriment) which are of equal, if not greater concern, are not mentioned. I would be obliged if these noise sources could be detailed in the finalised Masterplan.

The November document refers to an area of swale, or hedgerow of undefined width, adjacent to the proposed sports pitches and although the January document details a buffer area (mostly to the Woodland Edge) this is in marked contrast to the wide buffer zone (and play area) provided to accompany the application for Outline Planning permission.

Ideally, the orientation and layout of the sports pitches would be finalised so that a meaningful noise (and lighting) report could be provided to inform the location and layout of the proposed new housing and any necessary noise mitigation to include buffer zones, etc.. Alternatively, the developer could provide a detailed layout of houses which will border the sports pitches, and it will be necessary to design the sports pitches in order to minimise potential adverse effect from noise and lighting from the new provision. Please see guidance provided by the Planning Noise Advice Document for Sussex: 2021.

Commercial Space Parking Provision Note: The vehicle parking requirement would appear to be 49 spaces for cars, with an additional 5 visitor parking spaces and 6 spaces for medium, or heavy goods vehicles. Paragraph 5.8. page 53 indicates that there may be insufficient provision.

Should I be able to provide further assistance or advice, then please do not hesitate in contacting me.

Kind regards

Carol

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department



Please note my normal working days are Tuesday to Friday

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